



## **BOARD OF ADJUSTMENT**

**WEDNESDAY, MAY 28, 2008**

### **LEGAL ACTION REPORT**

1. Call to Order: 1:30 p.m.
2. C10-08-03 STAYBRIDGE SUITES HOTEL/J. KOEHLER, 2705 EAST EXECUTIVE DRIVE, I-1

The applicant's property is an undeveloped 1.62 acre site near the Tucson International Airport (TIA) and is located within the Airport Hazard District (AHD) "NE end of runway 21" of the Airport Environs Zone (AEZ) and is zoned "I-1" Industrial. The applicant proposes to construct a new four-story Staybridge Suites Hotel, which exceeds the maximum height allowed within this AHD. The proposed development requires compliance with all Tucson *Land Use Code (LUC)* criteria applicable to new construction. *LUC* Sections applicable to this project include, but are not limited to the following: Section 2.7.2 which provides criteria for commercial development within the "I-1" industrial zone and Section 2.8.5 which provides the development criteria for properties located within the Airport Environs Zone (AEZ). Within this hazard district of the AEZ, heights are restricted to fifty-five (55') feet, as measured from the Median Sea Level (M.S.L) elevation at the NE end of runway 21. The applicant is requesting a variance to exceed the sixty-five (65') foot height limit, as shown on the submitted plans.

#### **Motion to deny the variance, passed 6-1**

3. C10-08-09 RONGO INVESTMENTS/G. BUSCH, 727 EAST 20<sup>TH</sup> STREET, I-1

The applicant's property is an 11,840 square foot lot developed with a 7,870 square foot two-story building, and is zoned I-1 "General Industrial". The building was expanded to its current size with a 3,725 square foot addition constructed without prior zoning approval or permits. The expansion is greater than twenty-five (25%) percent which requires the entire site be brought into compliance with all *Land Use Code (LUC)* regulations applicable to new construction. The applicant is seeking zoning approval necessary to allow the site to remain as constructed. Tucson *LUC* Sections applicable to the project include, but are not limited to, the following: Section 2.7.2. which provides the and screening requirements. The applicant is requesting variances to modify

vehicular access and maneuvering provisions, modify pedestrian access and circulation, reduce the number of motor vehicle parking spaces, modify the loading space size and access provisions, and eliminate screen requirements, as shown on the submitted plans.

**Motion to approve Variances 1, 2, 3, 4, 5, 6, and 7, failed 3-4, Variances were denied.**

4. Adjournment: 5:05 p.m.